

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2006 Legislative Session**

Legislative Day # 15

**BILL NO. 2006-15**

**Introduced by: David Cooksey, Loiederman Soltesz Associates**

**Planned Residential Development (PRD) Zones in the Low Density Residential  
(RL) Zones  
Zoning Text Amendment**

**Date introduced: 12 / 04 / 06**

**Public Hearing: 01 / 31 / 07 @ 2:00 p.m.**

**Commissioners Action: 03 / 07 / 07 \_\_\_\_\_**

**Commissioner Votes: WC: Y, EP: Y, RC: Absent, SG: Y, GH: Y**

**Pass/Fail: Pass**

**Effective Date: 03 / 17 / 07 12:01 a.m.**

**Remarks:**

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2006 Legislative Session**

Bill No. 2006-15

Chapter. No. 297

Introduced by David Cooksey, Loiederman Soltesz Associates

Date of Introduction December 4, 2006

**BILL**

AN ACT concerning

Planned Residential Development (PRD) Zones in the Low Density Residential  
(RL) Zones

FOR the purpose of allowing floating zones in the Low Density Residential (RL)  
zones.

BY repealing and reenacting, with amendments:

Chapter 297 - Zoning Regulations

ARTICLE V, §75, Figure V-1 Maximum Residential Densities

*Code of Charles County, Maryland*

(May 2004 Edition)

Chapter 297 - Zoning Regulations

ARTICLE VII, §106. Planned Residential Development (PRD) Zone.

*Code of Charles County, Maryland*

(May 2004 Edition)

Chapter 297 - Zoning Regulations

ARTICLE VII, §102, Figure VII-1 Location of Planned Development Zones

*Code of Charles County, Maryland*

(May 2004 Edition)

Chapter 297 - Zoning Regulations

ARTICLE VIII, §116, Figure VIII-2A Step 1 Density Range Determination for PRD Zones

*Code of Charles County, Maryland*

(May 2004 Edition)

BY adding:

Chapter 297 - Zoning Regulations

ARTICLE VIII, §117, Figure VIII-8B Step 2 Density Determination for PRD Applied to RL Base Zone.

*Code of Charles County, Maryland*

(May, 2004 Edition)

**SECTION 1. BE IT ENACTED BY THE COUNTY**

COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

**§297-106. Planned Residential Development (PRD) Zone.**

- A. Purpose. It is the purpose of the Planned Residential Development (PRD) Zone to implement standards and recommendations of the Charles County Comprehensive Plan by permitting unified residential development consistent with the densities recommended in the Comprehensive Plan. It is intended that this zone provide a means of regulating development which can achieve flexibility of design, the integration of mutually compatible residential uses, optimum land planning with greater efficiency, environmental sensitivity, convenience and amenity than the

procedures and regulations would permit as a right under the base zones. In so doing, it is intended that this zone be utilized to implement the recommendations and other pertinent county policies in a manner closely compatible with said count plans and policies. Additional purposes of this zone are:

- (1) To ensure that all developments will positively contribute to the county's historic and cultural heritage, as reflected in the Comprehensive Plan, by preserving historic structures, sites and vistas.
- (2) That development be so designed and constructed as to facilitate and encourage a maximum of social and community interaction and activity among those who live and work within an area and to encourage the creation of a distinctive visual character and identity for each development. It is intended that development in this zone produce a balanced and coordinated mixture of residential uses.
- (3) To provide and encourage a broad range of housing types, comprised of owner and rental occupancy units, with single-family, multiple-family and other structural types.
- (4) To preserve and take the greatest possible aesthetic advantage of trees and to achieve this objective through minimal grading necessary for construction of a development.
- (5) To encourage and provide for open space not only for use as bufferyards and yard surrounding structures and related walkways, but also conveniently located with respect to areas of residential

and commercial concentration so as to function for the general benefit of the community and public at large as places of relaxation, recreation and social activity; and, furthermore, open space should be situated as part of the plan and design of the development so as to achieve the physical and aesthetic integration of the uses and activities within said development.

- (6) To encourage and provide for the development of comprehensive pedestrian circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreation areas, commercial and employment areas and public facilities, thereby minimizing reliance upon the automobile as a means of transportation.
- (7) To achieve a maximum of safety, convenience and amenity for both the residents of each development and the residents of neighboring areas; and, furthermore, to assure compatibility and coordination of each development with existing and proposed land uses which constitute the surrounding area of a subject property.
- (8) To foster prosperous and viable communities that are of an enhanced design and structural quality which will result in property values that will be sustained over time.

- B. This zone shall be approved or disapproved upon findings that the application is or is not proper for the comprehensive and systematic development of the county, is or is not capable of accomplishing the purposes of this zone, is or is not in substantial compliance with the recommendations of the Comprehensive Plan and is or is not compatible with the surrounding area.

C. Required area.

- (1) The minimum area included within a PRD shall be as follows:

**(A) LOW-DENSITY RESIDENTIAL (RL) BASE ZONE: ~~100-~~  
75 ACRES.**

**[(a)](B) Medium-Density Residential (RM) Base Zone: 50 acres.**

**[(b)](C) High-Density Residential (RH) Base Zone: 20 acres.**

**[(c)](D) Residential Office (RO) Base Zone: 20 acres.**

- (2) If a proposal involves land in more than one base zone, the minimum area shall be that of the base zone which comprises the largest proportion of the subject property.

**D. THE PRD ZONE MAY ONLY BE APPROVED FOR PROPERTY IN THE RL BASE ZONE IN ACCORDANCE WITH THE CRITERIA SET FORTH BELOW:**

- (1) A PORTION OF THE PROPERTY SHALL BE ADJACENT TO AN ARTERIAL ROADWAY, AS SHOWN ON THE COUNTY'S COMPREHENSIVE PLAN.**
- (2) THE PROPERTY SHALL BE ADJACENT TO THE URBAN CORE.**
- (3) THE PROPERTY SHALL BE ADJACENT TO AT LEAST**

**ONE PROPERTY CATEGORIZED AS S-1 AND W-1 IN  
THE COUNTY'S WATER AND SEWER PLAN.**

**(4) "ADJACENT" SHALL MEAN ABUTTING DIRECTLY OR  
INDIRECTLY SEPARATED BY A RIGHT-OF-WAY.**

[D]E. The number of units submitted in the project is calculated using the gross acreage of the planned residential development and is subject to the specifications of the Development Guidance System (DGS) in Article VIII.

[E]F. A design code which conforms to the Site Design and Architectural (SDA) Guidelines shall be submitted with any preliminary plat or site plan as set forth in §297-110.

[F]G. In addition to the bufferyard requirements of Article XXIII, swelling units located near the periphery of a PRD Zone shall be compatible with neighboring areas and provide adequate transition in density and dwelling unit type.

**§ 297-75, Figure V-1 Maximum Residential Densities**

Incorporated herein.

**§ 297-102, Figure VII-1 Location of Planned Development Zones**

Incorporated herein.

**§ 297-116, Figure VII-2A Step 1 Density Range Determination for PRD  
Zones**

Incorporated herein.

**§ 297-117, Figure VIII-8B Step 2 Density Determination for PRD Applied to RL Base Zone.**

Incorporated here.

**SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect TEN (10) calendar days after it becomes law.

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Wayne Cooper, President

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Edith J. Patterson

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Reuben B. Collins, II

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Gary V. Hodge

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Samuel N. Graves, Jr.

ATTEST



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Denise Ferguson, Clerk